

SANDOWN PARK RACECOURSE, PORTSMOUTH ROAD, ESHER, KT0 9AJ
Final Outline Site Waste Management Statement
20th February 2019

An outline Site Waste Management Statement is set out below to support a mixed-use hybrid planning application at Sandown Park Racecourse.

In summary, the application proposals comprise the following:

- Outline Element - redevelopment and enhancement of operational racecourse facilities and infrastructure, a circa 150 bed hotel, a new family/community zone with outdoor recreational area and soft indoor play/ancillary café, re-provision of an upgraded children's nursery and the provision of circa 318 residential units across five individual sites.
- Full Element - racecourse track widening and bellmouth access and fencing.

Relevant Planning Policy and Guidance

The National Planning Policy Framework (July 2018)

Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or if the residual cumulative impacts on the road network would be severe.

Elmbridge Local Plan - Development Management Plan (2015)

Policy DM7 (Access and Parking) states that general access and parking considerations include, inter alia providing for loading, unloading and the turning of service vehicles are expected to be designed into the scheme ensuring highway and pedestrian safety.

Policy DM8 (Refuse, Recycling and External Plant) confirms that proposals will be acceptable provided that:

- The location and design bin storage and waste facilities have been considered at the outset;
- The design and siting of bin storages respect the visual amenity, and
- Storage points for refuse and recycling are accessible for collection vehicles and regular users.

Design and Character Supplementary Planning Document (April 2012)

This document sets out that waste and pollution generated during and post development does not unduly impact on its locality and should allow for recycling where appropriate.

Elmbridge Borough Council's Environmental Care Team has also produced a guidance document on the storage and collection of household waste which provides further detailed advice - including tailored designs required for flatted development and commercial development.

Outline Site Waste Management Statement

As full planning permission is only being sought for the racecourse track widening and bellmouth accesses, further site waste management details will need to be secured via a suitably worded planning condition and provided at the detailed planning stage to comply with the above policy and guidance.

In the interim, the following outline site waste management arrangements are confirmed:

Sites 1 to 5 - Residential Sites

- All of the residential sites will need to be designed so that the refuse collection vehicle can enter the site in forward gear, turnaround within the site and exit the site in forward gear.
- Dedicated refuse and recycling stores are to be located close to the building entrances to ensure easy access for residents and collection services.
- The refuse stores should be located so that the refuse collection vehicle can stop with its rear loading point within 10m of the store.

Site B - Hotel

- The refuse collection vehicle for the hotel will enter the Racecourse site in forward gear, turnaround within the site and exit the Racecourse site in forward gear.
- The hotel should be designed so that the refuse stores are located where the refuse collection vehicle can stop with its rear loading point within 10m of the store.

Racecourse Operational Sites

- All refuse collection for the Racecourse will take place on-site. Therefore, the refuse collection vehicle will enter the Racecourse site in forward gear, turnaround within the site and exit the Racecourse site in forward gear.
- Any refuse storage points should be designed so that the refuse collection vehicle can stop with its rear loading point within 10m of the store. If this cannot be achieved, waste will need to be moved to a refuse collection point by either the site management or private collection operative.

Please refer to the Chapter 7 in the accompanying Design and Access Statement for further site-specific refuse strategies.